



John W. Palmer
VP – Development
2500 North Harwood St
Suite 1500
Dallas, Texas 75201
Phone: 248-752-6622
Email: jpalmer@gardnercapital.com

COLLIN COUNTY COMMISSIONER'S COURT
Monday, February 22, 2016
REQUEST: Resolutions of Support
GALA at CELINA
PROVISION at CELINA

REQUEST TALKING POINTS

- GARDNER (“Developer”) is a qualified development partner for the City of Celina: 1) five tax credit applications awarded by the Texas Department of Housing and Community Affairs (TDHCA) over the last 24 months, 2) five new communities planned or currently under construction for early 2016, and 3) a market rate senior living community already approved by the City of McKinney in exclusive Craig Ranch and starting construction in April of 2016.
- GARDNER has proposed a “scaled” and collaborative community revitalization plan on a 22.60 acre property owned by Rex and Sherese Glendenning that includes a new public park with neighborhood amenities, GALA at CELINA senior living development, and PROVISION at CELINA multifamily (workforce) development. The planned site with two-story historic building designs is located within walking distance of Old Downtown Celina and is intended to stimulate and attract new commercial and residential investment in the antiquated and underserved parts of the city.
- GARDNER and the Glendenning family propose a pedestrian-friendly neighborhood park with outdoor amenities to be located in the middle of the development on 7.9 acres of donated land that will be owned, maintained, and operated by the City of Celina.
- The City of Celina has already approved *two* Resolutions of Support for both GALA at CELINA and PROVISION at CELINA developments and we have submitted copies both Resolutions to the Collin County Commissioner’s Court.
- The City of Celina is afforded specific protections and assurances because it *must* first approve annexation, rezoning, site plan, and provide sewer/utilities to property. Without said approvals the Developer cannot move forward with either or both tax credit community developments.
- Texas State Representative Scott Sanford of District 70-Collin County is required by TDHCA rule to submit Letters of Support on behalf of all tax credit developments in his district and we have submitted copies of both his letters to the Collin County Commissioner’s Court.
- GARDNER is requesting *two* Resolutions of Support from Collin County Commissioner’s Court for its 2016 competitive tax credit funding application submitted through the Texas Department of Housing and Community Affairs (TDHCA). Copies of specific language required for each Resolution of Support has been provided to the Court.
- Collin County Commissioner’s Court has zero funding requirement and require zero future approvals beyond the initial approval of two Resolutions of Support.